

City of Yonkers
Department of Housing and Buildings
Zoning Board of Appeals
Application Form

1. Property Location (Tax Address) 110 RAVINE AVENUE Block 2118 Lot 39

2. Building Permit Application# B0029521 Objection Dated: 06/30/2022

3. Applicant/Owner: 110 RAVINE REALTY LLC

Address 20 CHESTER DR City YONKERS Zip 10710

Phone 914-803-5526 Email MARIOHILA@HOTMAIL.COM

4. Lessee (if applicable): _____

Address _____ City _____ Zip _____

Phone _____ Email _____

5. Representative (Attorney/Engineer, etc.): SHAHIN BADALY

Address 2 WILSON PL City MT. VERNON Zip 10550

Phone 914-465-9010 Email SHAHIN@BADALY.COM

6. The above described property was acquired on (date) 05/14/2021

7. Number of affected property owners notified by mail 29

8. Description of the proposed project requiring Variance: _____

PROPOSED NEW 8-STORY 14-UNIT APARTMENT BUILDING ON EXISTING VACANT LOT.

9. Type of Variance requested: (please circle)

Use Variance

Area Variance

Improvement to a Non-Conforming Use

Intensification of a Non-Conforming Use

Appeal from a Interpretation/Decision/Order of the Commissioner of Buildings

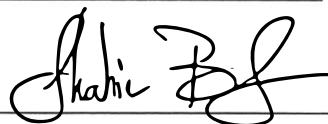
10. Size at street level: Feet Front 35.67, Feet Deep 38.17, Height 74.25 ft., # Stories 8

11. Is this property within 500 feet from a municipal boundary? [] yes [x] no

If yes, which municipality? _____

12. Is this property within 500 feet from a State or County park/recreation area, right of way/road, drainage channel, land/public building/institution, farm? [] yes [x] no

If yes, explain? _____



Owner/Applicant/Representative Signature

Subject Property Description:

Street Address: 110 Ravine Ave
Section: 2
Block: 2118
Lot: 39

Owner's Authorization

Property Owner:

Entity Name: Marketin Hila c/o 110 Ravine Realty LLC
Street Address: 20 Chester Drive
Yonkers, NY 10710

LETTER OF AUTHORIZATION:

Marketin Hila, being duly sworn, deposes and says that 110 Ravine Realty LLC is the owner in fee of the subject property located at: 110 Ravine Ave, Yonkers, NY 10701 (Parcel ID: 2-2118-39) and that the person named below,

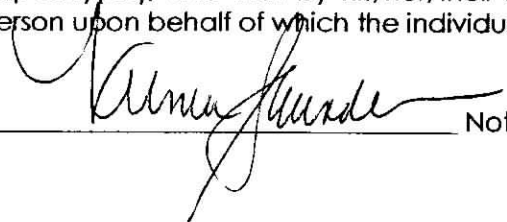
New Applicant of Record:

Entity Name: Badaly Engineering Pllc
Authorized Agent: Shahin Badaly
License No.: PE 095887
Street Address: 2 Wilson Place
Mount Vernon, NY 10550

, is authorized to act as the Design Professional of Record and the Applicant for the Zoning Board of Appeals Area Variance Application filed with the City of Yonkers.

State of New York)
County of WESTCHESTER) ss.:

On the 26 day of AUGUST in the year 2022, before me, the undersigned notary public, personally appeared Marketin Hila, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public



AREA VARIANCES
APPLICATION OF HUDSON WALK LLC
PREMISES NO. 110 RAVINE AVE
YONKERS, NEW YORK 10701
SECTION 2, BLOCK 2118, LOT 39

I

NATURE OF THE APPLICATION

The applicant, 110 Ravine Realty LLC, is the owner in fee of the lot located on the property known as 110 Ravine Ave. The applicant is applying for (6) six area variances in order to construct a new apartment building and its associated exterior parking lot.

II

THE SUBJECT PROPERTY

The subject property lies within the Apartment Houses, High-Density 'A' Zoning District on the East side of Ravine Ave between Glenwood Avenue and Point St. The existing use is vacant land. The proposed use is a 8-Story 14-Unit Apartment Building, a conforming use within the 'A' Zoning District. A review of Zoning Compliance for 110 Ravine Avenue, set forth herein, identifies the variance needed for the development of the site. (1) The dimension of the curblin opening and driveway will not conform to the City of Yonkers, NY Zoning Ordinance §43-121.D.(4) Illustration 28. (2) The Location of off-street parking within the side yard will not conform to the City of Yonkers, NY Zoning Ordinance §43-133(A)(2). (3) The location of off-street parking from the property line will not conform to the City of Yonkers, NY Zoning Ordinance §43-44(A)(9)(B). (4) The location of off-street parking from the building will not conform to the City of Yonkers, NY Zoning Ordinance §43-44(A)(9)(B). (5) The rear and side yard coverage for accessory residential use will not conform to the City of Yonkers, NY Zoning Ordinance §43-40(D)(2). (6) The total area of the bulkhead will not conform to the City of Yonkers, NY Zoning Ordinance §43-33(O)(1).

III

LEGAL AUTHORITY FOR THE VARIANCES REQUESTED

The City Code of the City of Yonkers, section §43-85(A) & §43-86(A), allows the power to the Zoning Board of Appeals to grant use & area variances.

Section 43-86(b) of the City Code of the City of Yonkers requires the Zoning Board of Appeals in making its determination to consider the benefit to the applicant, if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such a grant. In making such determination, the Zoning Board of Appeals shall also consider:

- (1)** *Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the variance.*

The subject property requires 14 Parking Spaces as per ZR-43-138. In order to provide all required spaces, parking areas have to be provided at grade level within the rear and side yards and at cellar level. An ingress and egress driveway and curb line opening is required to access the required accessory parking areas. If (2) two 20 foot driveways were provided for each parking area, the remaining lot width would be 17.75 feet. This remaining area would not allow for the required parking spaces to be provided along with the proposed building on the first floor. In addition, due to the dimensions and area of the existing lot, if parking spaces are not proposed within the side yard, within 5'-0" of the property line, within 10'-0" of the proposed building, or at greater than 75% coverage of the rear yard, the required number of spaces could not be provided on the subject property. If the total number of spaces is not provided on the subject property, this would cause an undesirable change to the neighborhood by creating additional traffic without providing parking spaces for that traffic. Thus, the proposed site improvements to

provide parking on the subject property will not produce undesirable changes to the character of the neighborhood.

The proposed area of the bulkhead will also not produce undesirable changes to the character of the neighborhood. The max proposed height of the building is 74'-3" and the max height of the Bulkhead is 90'-2". The max permitted height is 101'-7". The max height at the bulkhead is still under the max permitted height of the building. Thus, the proposed site improvements will not produce undesirable changes to the character of the neighborhood.

(2) *Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than the variance.*

The subject property requires 14 off-street parking spaces to be provided. In order to provide all required spaces the proposed layout of the parking areas must be achieved. The benefit sought by the applicant cannot be achieved by any other method, other than requesting the area variances, in order to maintain compliance with ZR-43-138.

The area of the bulkhead at the roof cannot be reduced by any other feasible method. At a minimum, the bulkhead for both stair egresses, elevator bulkhead and elevator control room must be provided at the roof. These items alone, cover a greater area than permitted. The benefit sought by the applicant cannot be achieved by any other feasible method, other than requesting the area variance.

(3) *Whether the requested variance is substantial.*

The required curblin opening and driveway width is 20 feet for a 2-way driveway, as opposed to the proposed widths of 10 and 11 feet. This change is somewhat substantial; but, necessary to provide ingress and egress of vehicles from the required parking areas.

Parking spaces are proposed within the side yard, within 5'-0" of the property line, within 10'-0" of the proposed building and on over 75% of the side and rear yard areas. This change is somewhat substantial; but, necessary to the required number of parking spaces on the subject property.

The permitted bulkhead area is 323.45 S.F. as opposed to the proposed bulkhead area of 576.45 S.F. The proposed bulkhead area is 253 S.F. or 78% over the permitted area. This change is somewhat substantial; but, necessary to provide the required stair egress and elevator bulkhead areas at the roof.

(4) *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.*

The proposed development is for the construction of an apartment building and its accessory off-street parking. It is proposed to install erosion control measures during construction. The impervious surface areas and their stormwater are to be mitigated by drains to underground retention chambers. The site is to be lit with adequate lighting for safe use by pedestrians and vehicles without negatively producing additional light on the neighboring properties. Thus, the proposed changes will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or district.

(5) *Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals but shall not necessarily preclude the granting of the variance.*

The difficulty alleged by the applicant is partially self-created. The applicant intends to construct a new apartment building on the site. It is required to provide a minimum number of parking spaces and a driveway for vehicles to access the parking areas at grade level and cellar level. Due to the width of the lot and the setbacks required for the principal structure, the alternative development would

not allow for the required number of spaces to be provided on the subject property if all other parking requirements were in compliance. The width of the lot and setbacks required for the principal structure also limits the total roof area of the building. As such, the stair egress and elevator bulkheads could not be provided, if in compliance with ZR 43-33(O)(1). The difficulties regarding the site improvement are partially self-created but is necessary in order to comply with the parking requirements. However, since the variances requested are Area Variances, the Board of Appeals is not precluded from granting the Area Variance.

The proposed development does not create any negative issues and does not have a negative impact on the surrounding neighborhood. The variance requested is the minimum variance needed by the applicant.

IV

THE APPLICATION SHOULD BE GRANTED

The Applicant has demonstrated that they have met all criteria set forth by the controlling statutes and ordinances. The variances requested are the minimum needed. The proposed development is in character with the surrounding neighborhood.

V

CONCLUSION

The Zoning Board of Appeals should grant the area variances requested by the applicant.

Respectfully Submitted,



Shahin Badaly
PE 095887

Badaly Engineering PLLC
2 Wilson Place
Mount Vernon, NY 10550
(914) 465-9010
shahin@badaly.com

MICHAEL J. SPANO
MAYOR

SAM BORRELLI
ACTING COMMISSIONER



87 Nepperhan Avenue, 5th Floor
Yonkers, New York 10701
Building Tel.: (914) 377 - 6500
Housing Tel.: (914) 377-6527
Fax: (914) 377-6521

DEPARTMENT OF HOUSING AND BUILDINGS
BUILDING APPLICATION REVIEW

OWNER/TENANT: 110 Ravine Realty LLC.

APPLICATION NO: B0029521

DISTRICT ZONE: SBL: 2.-2118-39

LOCATION: 110 Ravine Ave
AKA:

DISAPPROVED: 06/30/2022

WORK DESCRIPTION: Proposed New 8 Story 14 Dwelling Units Apartment Building

Your application for a permit or revisions, etc., on the above location has been reviewed and the examination of your drawings and applications require that corrections be made prior to approval of the plans, amendments, applications, etc., since they do not conform with the Laws, Rules and Regulations for the following reasons:

PLAN REVIEW

ZONING

1. Complete zoning review requires survey - owner to submit prior to review.
2. Violation G.O. #4-2000 as amended.
3. Parking within the minimum side yard not permitted, Section 43-133(A)1.
4. Parking within 5 feet of all property lines not permitted, Reference Yonkers Zoning Ordinance 43-44.A.9.b.
5. Parking within 10 feet of a building on the same lot is not permitted, Reference Yonkers Zoning Ordinance 43-44.A.9.b.
6. The total area covered by accessory residential uses and structures must not exceed sixty percent (60%) of the rear yard or sixty percent (60%) of each side yard or a total of seventy-five percent (75%) of rear and side yards when added together (Reference Yonkers Zoning Ordinance 43-40.D.2, proposed coverage at rear yard >60%).
7. Required minimum width of driveway for two-way traffic is not provided, Section 43-121.D.4. (required: 20'-0", proposed: 10'-0" & 11'-0")
8. Rooftop bulkhead or elevator penthouses shall not exceed 20% of the horizontal area of the roof on which they are located or 10% of the lot area, whichever is lesser, Section 43-33.O.1.
9. Incorrect calculation of permitted building height, Section 43-27, Table 43-3. (Max. Permitted Building Height: 1.5 x 50'-0" width of street on which it fronts = 75'-0")
10. Zoning Board of Appeals and Planning Board approvals are required.

If you should have any questions regarding the above, please feel free to contact Ofelia Soledad, Email: ofelia.soledad@yonkersny.gov

Date: 06/30/2022


Sam Borrelli
Acting Commissioner
Department of Housing and Buildings

MICHAEL J. SPANO
MAYOR

SAM BORRELLI
ACTING COMMISSIONER



87 Nepperhan Avenue, 5th Floor
Yonkers, New York 10701
Building Tel.: (914) 377 - 6500
Housing Tel.: (914) 377-6527
Fax: (914) 377-6521

DEPARTMENT OF HOUSING AND BUILDINGS
BUILDING APPLICATION REVIEW

PLAN REVIEW

1. Copy of survey required - indicate location of work with dimensions.
2. Plan not reviewed for code requirements until required information is received.
3. Incorrect number of dwelling units on cover title on sheet T-001. (Incorrect:114 –Unit)

ENGINEERING DEPARTMENT REVIEW: DENIED ON 06/24/2022

1. Planning Board approval required.

FIRE DEPARTMENT 2ND REVIEW: DENIED ON 06/10/2022.

- 1) Not reviewed for code compliance until after zoning and/or planning boards approvals are obtained.
- 2) Designer should review location of trash chute in relation to stairs and ensure adequate pull side requirements are maintained.
- 3) Designer should review floors 2-8 and ensure push side clearances are maintained at stairway doors.
- 4) Designer should review required egress separation distance and ensure adequate distance between stairway egress doors is maintained based on building dimensions. When scaling drawings egress separation appears to be inadequate.

APPLICATION REVIEW:

Contractor's name, liability insurance, worker's compensation insurance, and Hold Harmless Indemnification is due.

Outstanding balance due of \$25,551.88 payable to City of Yonkers by check or money order.

UPON RECEIPT OF PLAN REVIEW COMMENTS APPLICANT TO FILE TWO (2) REVISED PLANS WITH REVISION FORM (COPY ATTACHED TO APPLICANT'S OBJECTION). INCLUDE APPLICABLE FEE FOR THE REVISION.

UPON RESUBMISSION OF PLANS PLEASE CLOUD ALL CHANGES AND PROVIDE A WRITTEN RESPONSE TO EACH COMMENT.

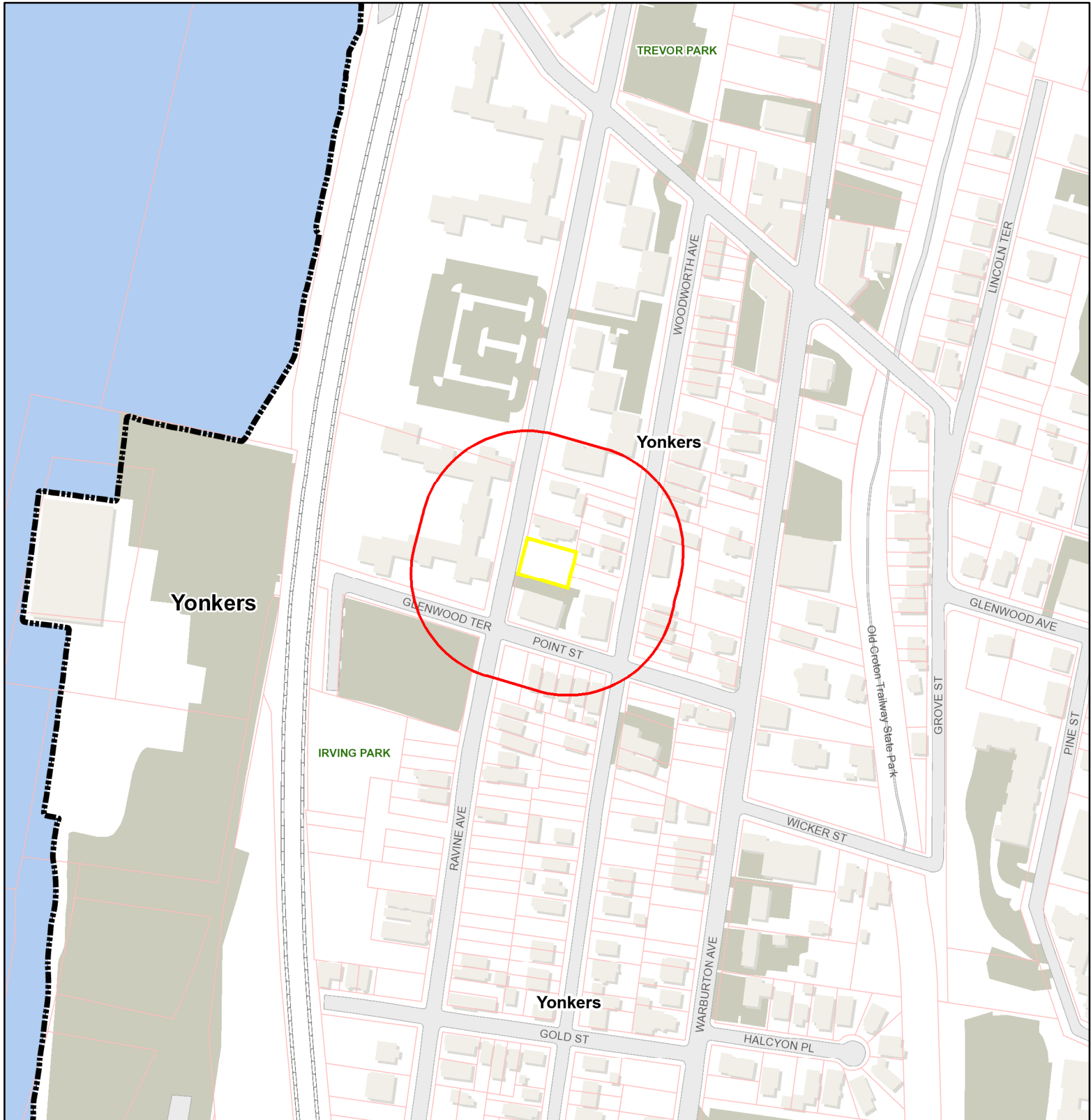
If you should have any questions regarding the above, please feel free to contact Ofelia Soledad, Email: ofelia.soledad@yonkersny.gov

Date: 06/30/2022

A handwritten signature of Sam Borrelli in black ink.

Sam Borrelli
Acting Commissioner
Department of Housing and Buildings

110 Ravine Ave. ID: 2.-2118-39 (Yonkers)



August 26, 2022

1:3,000

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ft



Westchester County GIS

GIS GEOGRAPHIC INFORMATION SYSTEMS

<http://giswww.westchestergov.com>

Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

Brown, Wilton W

130 Ravine Ave Unit 1A Unit 1A
YONKERS, NY 10701

Pinto, Kim

281 Woodworth Ave
YONKERS, NY 10701

Ravine Associates

124 Ravine Ave
YONKERS, NY 10701

CITY OF YONKERS

264 Woodworth Ave
YONKERS, NY 10701

Nichols, Sandra

284 Woodworth Ave
YONKERS, NY 10701

288 Woodworth Avenue Inc

288 Woodworth Ave
YONKERS, NY 10701

McDonlad, Annette

47 Point St Unit 3D Unit 3D
YONKERS, NY 10701

Mayancela, Marina L

285 Woodworth Ave
YONKERS, NY 10701

Contreras, George

268 Woodworth Ave
YONKERS, NY 10701

Baumgardner, Clarence

116 Ravine Ave
YONKERS, NY 10701

GLASSER, BARBARA

279 Woodworth Ave
YONKERS, NY 10701

Centeno, Jose L

264 Woodworth Ave
YONKERS, NY 10701

Kingdom Building Church Inter

274 Woodworth Ave
YONKERS, NY 10701

One Point Street Inc

60 Point St
YONKERS, NY 10701

GLENWOOD ON THE HUDSON

95 Ravine Ave
YONKERS, NY 10701

CITY OF YONKERS

50 Point St
YONKERS, NY 10701

Pineiro, Ricardo

46 Point St
YONKERS, NY 10701

Lawday, Amy

47 Point St Unit 1D Unit 1D
YONKERS, NY 10701

Glenwood on the Hudson LLC

117 Ravine Ave
YONKERS, NY 10701

Brandon, Symra

280 Woodworth Ave
YONKERS, NY 10701

Miles, Anthony

42 Point St
YONKERS, NY 10701

Safis, Victoria M

40 Point St
YONKERS, NY 10701

GLASSER, BARBARA

273 Woodworth Ave
YONKERS, NY 10701

City of Yonkers

110 Ravine Ave
YONKERS, NY 10701

White , Kendra

283 Woodworth Ave
YONKERS, NY 10701

Mayancela, Marina L

118 Ravine Ave
YONKERS, NY 10701

Tynes, Mary L

266 Woodworth Ave
YONKERS, NY 10701

Cornelius, Robert

48 Point St
YONKERS, NY 10701

Kleis, Amelia

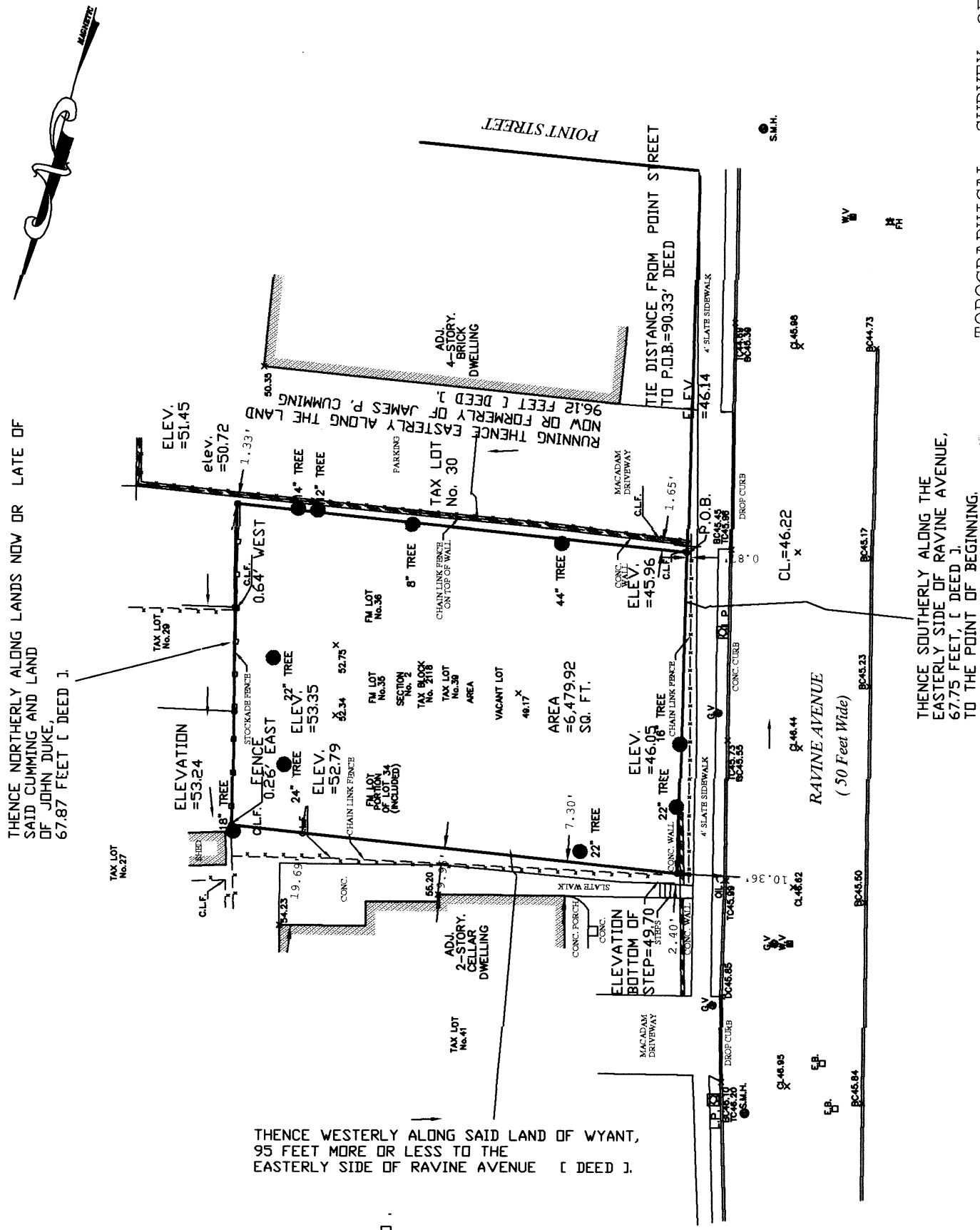
44 Point St
YONKERS, NY 10701



NOTE: THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATION SHALL RUN ONLY TO THE PERSON AND OR THE ORGANIZATION FOR WHOM THIS SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE SUCCESSORS AND OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY STAMPED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INKED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

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OF TITLE OR A FULL TITLE REPORT AND IS THEREFORE SUBJECT TO
ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF
SUCH DOCUMENTS.

NOTE III:
ALL ELEVATIONS ATE REFERENCED TO
THE NORTH AMERICAN VERTICAL DATUM OF 1988 , [NAV.D. 1988]



AREA= 6,479.9 SQ. FT.

SURVEY UPDATED: 05-23-2022

SCALE 1" = 16'

DESIGNATED AS LOT 36,35 & PORTION OF 34 AS SHOWN ON A CERTAIN MAP ENTITLED, " MAP OF PART OF GLENWOOD, CITY OF YONKERS, COUNTY OF WESTCHESTER AND STATE OF NEW YORK"

FILED IN THE OFFICE OF THE CLERK OF WESTCHESTER COUNTY,
DIVISION OF LAND RECORDS (FORMERLY REGISTER'S OFFICE)
ON AUGUST 10, 1852 AS MAP NUMBER 261

CERTIFIED TO : - WESTCHESTER COUNTY
BUILDING DEPARTMENT.

JUNE 01, 2021
: JUNE 17, 2021

SEC. NO. 2
BLOCK NO. 2118
LOT NO. 39

RAMSAY LAND SURVEYING, P.C.

PROFESSIONAL LAND SURVEYORS - PLANNERS

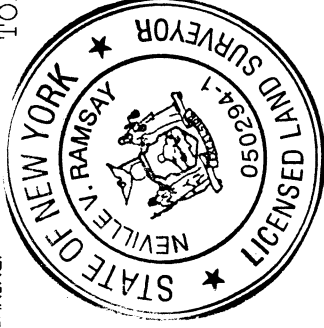
3024 RADCLIFF AVENUE

BRONX, NEW YORK 10469

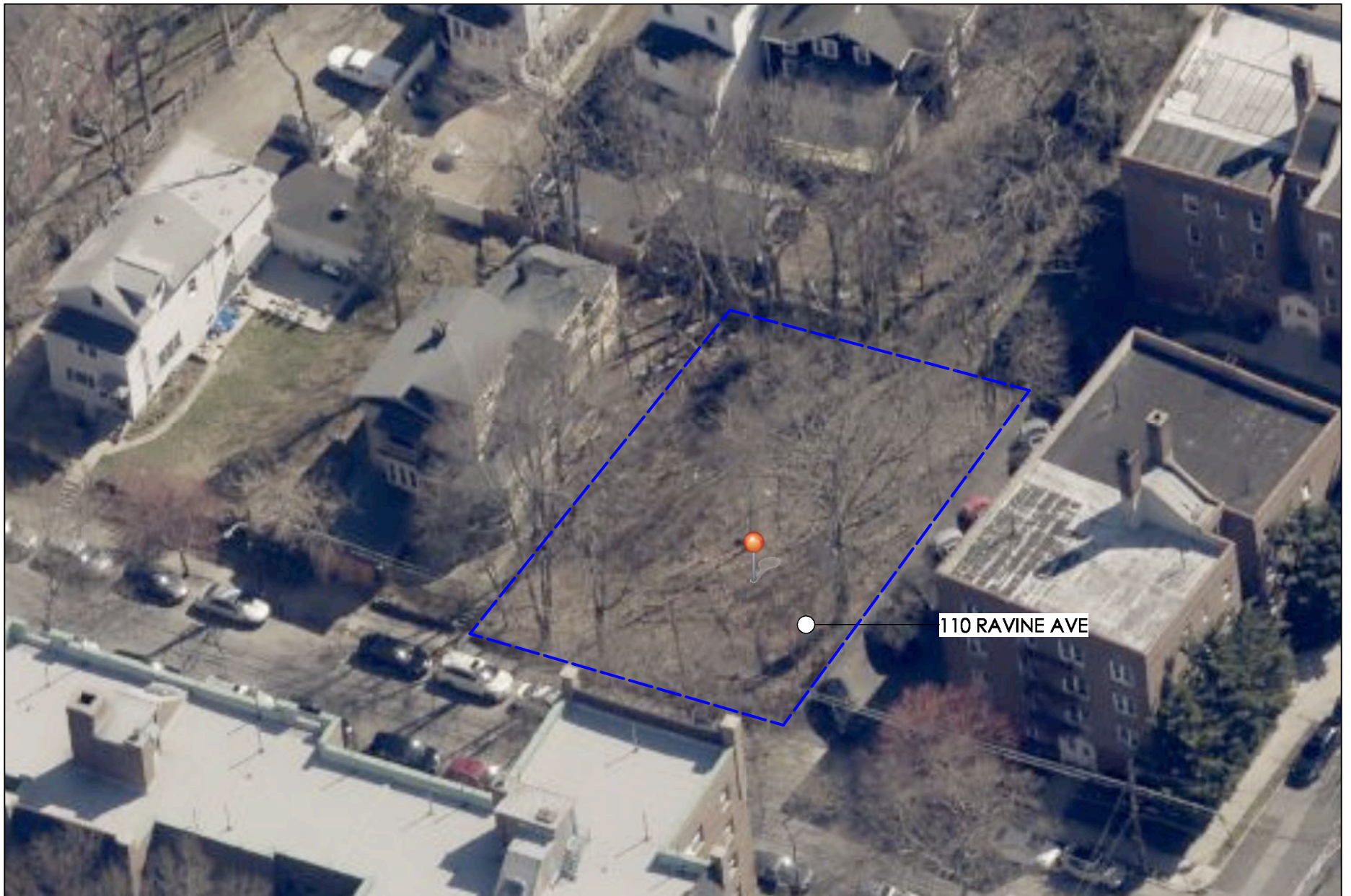
MOBILE # 917 544 8174

Email : nvreclandsury@yahoo.com

TOPOGRAPHICAL SURVEY OF
110 RAVINE AVENUE
IN THE CITY
OF YONKERS
WESTCHESTER COUNTY
STATE OF NEW YORK



NEVILLE V. RAMSAY, PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENCE No. 050294-1



AERIAL VIEW OF SITE



STREET VIEW OF SITE
AT RAVINE AVE



STREET VIEW OF ADJACENT LOT
47 POINT ST



STREET VIEW OF ADJACENT LOT
116 RAVINE AVE



VIEW OF LOT ACROSS THE STREET
95 RAVINE AVE



VIEW LOOKING DOWN THE STREET
FACING NORTH
@ RAVINE AVENUE



VIEW LOOKING DOWN THE STREET
FACING SOUTH
@ RAVINE AVENUE